

EES Gymnasium Roof Replacement Building Committee
Eastford Elementary School
Thursday
August 2, 2018
Minutes

- I. Chair Robert Torcellini called the meeting to order at 7:05 PM.
- II. Attendance: Robert Torcellini, Paul Torcellini, Tom DeJohn, Linda Loretz
Also: Michael Pereira, Architect (by telephone), first half hour
Absent: Garry Carabeau, Christine Hustus, Brendan Owens
- III. Architect Michael Pereira gave a progress report on the roof project
 - A. As of the meeting date, the roof membrane and membrane flashing work was completed on both the gymnasium and stage roofs. The roof hatch had been installed at the stage roof. All equipment, materials and dumpsters had been removed from the site. The remaining items of work are installation of:
 1. Perimeter edge metal;
 2. Guardrail system at the stage roof;
 3. Roof access ladder at the roof hatch; and
 4. Roof ladder from the stage roof to the gymnasium roof.
 - B. Imperial Roofing proposed a substitution to the roof railing for the Eastford Elementary School. The contract documents included a custom welded plate, anchored to the top of the wall, with a fully welded, permanent railing. What is proposed by Imperial is a freestanding, counterweight-type railing that sits atop the roof and is non-penetrating. The architects were verifying code compliance and planned to make a recommendation to accept or reject as soon as they could confirm it.
 - C. Subsequent to the meeting, correspondence and specs regarding the freestanding roof railing and its code compliance was received. The correspondence and specs are being attached to these minutes for distribution.
 - D. The committee decided to agree to the substitution as long as it is code compliant. The committee particularly likes the idea that there would be no penetration. The committee wondered about a cost differential since this substitution would be less expensive. Training would be crucial and warnings would have to be present.
- IV. After the conference call with the architect, there was a lengthy discussion and review of the final plans to determine whether insulation should have been tapered on the drains. It was determined that the plans had been appropriately modified to address the insulation concern but it was not clear whether the contractor was held accountable for following the plan.

A drawing prepared by the committee and subsequent correspondence from the architect are attached to these minutes.

- V. PV Discussion
 - A. Due to a number of circumstances, the PV work is behind schedule. Two main reasons are:
 - 1. There were paperwork and engineering issues; and
 - 2. **Nothing can be placed on the roof before there is a warranty issued on the roof.** The warranty will only be issued after an inspection from the manufacturer. The contractor and architect are scheduling this.
 - B. Mrs. Loretz was asked to contact Brendan Owens to discuss a suitable schedule for installation.
 - C. There will be solar panels on the stage roof.
 - D. The committee would like to review the plans from Summer Hill Solar before any work is begun, including the conduit work.

- VI. The meeting was adjourned at 9:10 PM.